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Park Rules for Brimley Gardens Mobile Home Park

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2016

The following rules of occupation are for the good management of the mobile home Park, and benefit of all who use them. These rules form a part of the agreement to occupy the pitch

Condition of pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
2. You must not erect fences or any other means of any enclosure unless they are (Wooden panels, feather edge fence boards, picket fence **NO** higher than 1.2 meters high) And you have obtained our approval in writing (which will not be unreasonably withheld or delayed). You must position fences and any other means of enclosure so as to comply with the parks site licence conditions and fire safety requirements
3. You must keep all trees ,shrubs etc. trimmed to an acceptable level to comply with fire safety requirements
4. You must not have external fires, including incinerators.
5. You must not keep inflammable substances on the park except in reasonable quantities reasonable for domestic use.
6. You must not keep explosive substances on the park

Storage

7. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the parks site licence and fire safety requirements. The footprint of the shed shall not exceed 8feet by 7 feet approx. 4.5 square metres
8. You must ensure that any shed or other structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the parks site license conditions and fire safety requirements. The separation space is the space is between your park home and any neighbouring home.

Note

These rules do not have any retrospective effect. If the keeping of 2 sheds complied with the previous rules, an occupier will not be treated as being in breach when these take effect. However, when the shed is dismantled it cannot be replaced if this would comply with these rules.

Refuse

9. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in approved position for the local authority collections.
10. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).
11. All pitches should remain as tidy as possible (meaning not an eye sore to other residents)

Business Activity's

12. You must not use the park home, the pitch or the park (or any part of the park) for any business purpose, and you must not use the park home or the pitch for the storage of stock ,plant ,machinery or equipment used or last used for any business purpose. However you are at liberty to work individually from home by carrying out any office work of which does not create a nuisance to other occupiers and does not involve other staff, other workers, customers or members of the public calling at the park home or the park.

Age of Occupants

13. No person under the age of **45** years may reside in a park home at **Brimley Gardens** ,with the exception of the park owner and their family, or park warden

Noise nuisance

14. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicle so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.

Pets

15. Not more than **1** Small Breed of dog reaching no more than a height of **12** inches tall fully grown (other than any of the breeds subject to the Dangerous Dogs act 1991 which are not permitted at all).You must keep any dog under proper control and you must not permit it to frighten other users on the park. You must keep any dog on a leash not exceeding 1metre in length and must not allow it to despoil the park.

Not more than **1** domestic cat(s).You must keep any cat under proper control and must Not permit it to frighten other user of the park, or to despoil the park

Not no more than **2** pets maximum in any one household

Note

The express terms of a homeowner's agreement contain an undertaking on the part of the homeowner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this undertaking extends to the behaviour of pets and animals. A similar requirement not to cause nuisance applies to tenants and again this includes the behaviour of pets and animals.

Note

These rules do not have any retrospective effect. If the keeping of the pet complied with the previous rules, an occupier will not be treated as being in breach when these take effect. However, when the pet dies or leaves it can only be replaced if this would comply with these rules.

Rule 15 does not apply to pets owned by the Park owner and their family, the park warden etc

16. Nothing in rule 15 of these Park Rules prevents you from keeping an assistance dog if this is required to support your disability and assistance Dogs UK or any successor body has issued you with an identification Book or other appropriate evidence.

Water

17. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
18. You must protect all external water pipes from potential frost damage.

Vehicles and Parking

19. You must drive all vehicles on the park carefully and within the displayed speed limit.
20. You must not park no more than 1 vehicle(s) on the park.
21. All visitors must park in an appropriate parking space not to cause a nuisance to residents, and must not leave the vehicle unattended for long periods of time
22. You must not park anywhere except in permitted parking spaces.
23. Other than for delivering goods and services , you must not park or allow parking of any commercial vehicles of any sort on the park, including
 - : Light commercial or light goods vehicles as described in the vehicle taxation Legislation and
 - : Vehicles intended for domestic use but derived from or adapted from such a Commercial vehicle
 - : No motorhome, touring caravans, or boats

With the exception of commercial vehicles operated by the park owner and their family, The park warden etc.

Note

These rules **20** and **23** do not have any retrospective effect. If the keeping of the vehicles complied with the previous rules, an occupier will not be treated as being in breach when these take effect. However, when the vehicles leaves it can only be replaced if this would comply with these rules.

24. You must hold a current driving licence and be insured to drive any vehicle on the park. You must also ensure that any vehicle you drive on the park is taxed (unless you have written permission to do so) in accordance with the requirements of the law and is in a roadworthy condition.
25. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
26. You must not carry out the following works or repairs on the park:
 - (a) Major vehicle repairs involving dismantling of part(s) of the engine
 - (b) Works which involve the removal of oil or other fuels.

Weapons

27. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in your home if you hold the appropriate licence and they are securely stored in accordance with that licence

External Decoration

28. You the Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original exterior colour scheme

As a Homeowner

29. A mobile home may not be sub-let for any reason
30. You as a homeowner have the responsibility to make sure all your visitors comply with park rules as stated
31. You as homeowner must have a current and valid park home certificate of insurance (Which may be requested for viewing on demand without notice?)
32. You as a homeowner are responsible for ensuring that electrical ,water and gas installations and appliances comply at all times with the requirements of the installation of Electrical Engineers and/or other appropriate authorities (Installations meaning in your home/or from meter box or water stopcock) water/electric or gas if applicable is our responsibility from meter box or stopcock at ground level